

## Construction Delivery Options/ Comparison Chart

	<b>Competitive Bidding</b>	<b>Competitive Sealed Proposals</b>	<b>Construction Manager Agent</b>	<b>Construction Manager at Risk</b>
<b>Pros</b>	<ul style="list-style-type: none"> <li>Familiar delivery method</li> <li>Single point of responsibility for construction</li> </ul>	<ul style="list-style-type: none"> <li>Selection flexibility</li> <li>Single point responsibility for construction</li> <li>Ability to negotiate before contract awarded</li> </ul>	<ul style="list-style-type: none"> <li>Flexibility in selecting the construction manager</li> <li>Design phase assistance; construction team familiar with design</li> <li>Opportunity for reducing project schedule</li> <li>More Owner control &amp; responsibility for project scope &amp; cost.</li> </ul>	<ul style="list-style-type: none"> <li>Flexibility in selecting the construction manager</li> <li>Design phase assistance; construction team familiar with design</li> <li>Opportunity for reducing project schedule</li> <li>Single point responsibility for construction</li> <li>Price commitment early</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>No design phase assistance</li> <li>Longer schedule duration</li> <li>Price not established until bidding complete</li> <li>Lack of flexibility for change</li> <li>Potential adversarial relationship</li> <li>Must take low bid</li> </ul>	<ul style="list-style-type: none"> <li>No design phase assistance</li> <li>Longer schedule duration</li> <li>Price not established until proposals are received</li> <li>Potential adversarial relationships</li> </ul>	<ul style="list-style-type: none"> <li>No guaranteed maximum price</li> <li>More than one entity responsible for construction</li> <li>Risk and responsibilities of multiple prime contracts</li> </ul>	<ul style="list-style-type: none"> <li>Maximum price may vary if changes occur</li> <li>Increased pre-bid responsibility of CMAR</li> <li>Slight potential for adversarial relationship</li> </ul>
<b>Best Suited</b>	Relatively simple, new construction projects that are not schedule sensitive nor subject to potential change.	Relatively simple projects that are not schedule sensitive nor subject to potential change.	More complex projects that may have fixed or overlapping schedules, have some flexibility in the budget & are subject to changes during construction.	More complex or larger projects that may have fixed or overlapping schedules & rigid budget limitations.
<b>SPECIFIC REQUIREMENTS</b>				
<b>Bid advertisement</b>	Once per wk for 2 wks	Once per wk for 2 wks	Not required for CMA	Once per wk for 2 wks
<b>RFP</b>	None specified	Specific requirements	None specified	Specific requirements
<b>Contract award criteria</b>	Low bid	By district ranking based on published selection criteria	Qualifications based selection	Two stage, qualifications based selection
<b>Pricing</b>	Lump sum fixed price	Not specified	Fee	Fee / GMP
<b>Bonding</b>	Yes, per statute	Yes, per statute	Required of subs, but not CMA	Yes, per statute
<b>Subcontract reqt.</b>	Not specified	Not specified	Trade contracts are bid & publicly opened by CM & ISD	Must advertise & open privately
<b>Prequalification</b>	Not specified	Permitted in statute	Not specified	Permitted in statute
<b>Self-performance limitations</b>	No limitation	No limitation	Only general conditions	May bid competitively on any sub item